094.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,500 / 706,500
					USE VALUE:	706,500 / 706,500
					ASSESSED:	706,500 / 706,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROY TIMOTHY D
Owner 2:	STEFANSSON LILJA S
Owner 3:	
Street 1:	108 BRAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474 Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MAGLIOZZI RAYMOND F -
Owner 2:	-
Street 1:	108 BRAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 1735 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	307,100	400	399,000	706,500
Total Card	0.115	307,100	400	399,000	706,500
Total Parcel	0.115	307,100	400	399,000	706,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.32 /Parcel: 407.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	307,100	400	5,000.	399,000	706,500		Year end	12/23/2021
2021	101	FV	296,700	400	5,000.	399,000	696,100		Year End Roll	12/10/2020
2020	101	FV	296,400	400	5,000.	399,000	695,800	695,800	Year End Roll	12/18/2019
2019	101	FV	219,000	400	5,000.	404,700	624,100	624,100	Year End Roll	1/3/2019
2018	101	FV	166,000	0	5,000.	302,100	468,100	468,100	Year End Roll	12/20/2017
2017	101	FV	166,000	0	5,000.	273,600	439,600	439,600	Year End Roll	1/3/2017
2016	101	FV	166,000	0	5,000.	262,200	428,200	428,200	Year End	1/4/2016
2015	101	FV	165,200	0	5,000.	222,300	387,500	387,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGLIOZZI RAYMO	71363-491	1	7/24/2018		794,500	No	No		
BARAMI BAHAR B,	70105-342		10/20/2017	Change>Sale	590,000	No	No		
	21394-229		9/1/1991		150,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2018	60	Inter Fi	35,000	C				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit: | Total: 399,000

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2019	SQ Returned	JO	Jenny O
9/29/2018	Inspected	PH	Patrick H
9/11/2018	MEAS&NOTICE	CC	Chris C
2/5/2018	SQ Returned	MM	Mary M
12/19/2008	Meas/Inspect	345	PATRIOT
5/20/2000	Inspected	263	PATRIOT
2/2/2000	Mailer Sent		
2/2/2000	Measured	197	PATRIOT
8/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 61587
GIS Ref:
GIS Ref:
Insp Date: 09/29/18

!7731!

PRINT

Date	Time
12/30/21	06:04:50

LAST REV

Date	Time
09/27/19	13:10:19

apro

PAT ACCT.: 7731

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	61587
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.10152352
Adj $ / SQ:	148.706
Other Features:	101305
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321879
Depreciation:	14806
Depreciated Total:	307072

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

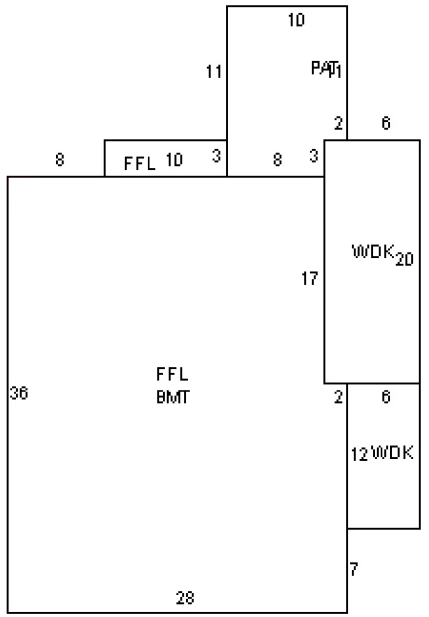
No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.71
Special Features:	0	Val/Su Net:	131.02
Final Total:	307100	Val/Su SzAd	305.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,004	148.710	149,300
BMT	Basement	974	69.710	67,893
WDK	Deck	232	11.360	2,635
PAT	Patio	134	5.560	745
	Net Sketched Area:	2,344	Total:	220,573
Size Ad	1004	Gross Area	2344	FinArea 1735

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X8	A	AV	2017	6.00	T	5	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400

IMAGE

AssessPro Patriot Properties, Inc